THERE OUGHTA BE A LAW

145 BUSINESS OPPORTUNITIES

DUPLEX BRAND NEW

This is a must see on your list. Spacious 2-bedrm suites.

OIL-O-MATIC HOT WATER HEATING

Many features including colored fixtures in bathrooms and automatic washer in basement. Situated close in near bus, schools and shopping. Your down payment may do with property trade considered as part of the down payment.
Full price $22,900
Call T. Mullen, GR 7-3642 or office EV 5-8704.
Frank A. Martin Agencies Ltd.
1114 Blanshard Street

A GOOD PLACE TO LIVE and A GOOD INCOME TOO!

8 excellent suites, close-in location, fully equipped and in top condition. Trouble-free, returning 12½%. Owner in east, asking rock-bottom price. $17,000 cash handles $31,500
W. Bailey, EV 2-8117; eves. EV 3-3085.
Newstead Realty Ltd., 766 Fort St.

genuine retirement income

Brand new 8 by 8 duplex in A-1 rental area. Each side has family living room, cab kit, two bedrms, Pembroke bath and dinette. Utility rooms, oil furnaces. Corner lot close to schools and stores.
Price ONLY $15,500
Excellent mortgage arrangement. Exclusive with Phil Simpson, Town & Country Homes Ltd., EV 2-7276 anytime, 851 Pandora Ave.

3 SUITES CLOSE IN

Trade or Offers Down
If you own your own home or have a limited amount of cash, call now. This is a very nice income building in top location and condition. Auto oil heat, separate entrances, meters, etc. Full basement, ranges and fridges included. Owner away and must sell immediately. Possible expansion.
Full price $19,750
C. Mallett, Western Homes Ltd., EV 2-2137 anytime.

REVENUE AND Light Industry

Large home with a suite rented for $65 per mo. leaving 1-bedrm suite for owner. Two additional lots with the house. Zoned for light industry. This is a snap at the full price of $11,000
Call EV 5-2458 for Gordon Marshall, res. GR 9-2725, or Sam Paterson, res. EV 5-8502.
BYRON PRICE REALTORS

BONA FIDE Cash Business—Hard Goods

Well established, city location, close in, low overhead, ideal operation, hours 9 - 6 p.m. Stock approximately $10,000. Excellent net income. Full particulars, terms, reason for selling, etc. Please call Mr. Houston, EV 5-3435, res. EV 5-6476.
P. R. BROWN & SONS LTD.
1112 Broad St.

3-Ste., Revenue, $11,950

Ideal location, immediate commercial potential. Situated on Douglas Street, 5-minute walk to city centre. Comprises two 2-room suites up, gas ranges, separate meters, O.S.C hot-water with full basement, hot-air heating. Well-kept, desirable property in excellent condition. $4,500 will handle. Don't miss this. Call Mr. Houston, EV 5-3435, res. EV 5-6476.
EXCLUSIVE.
P. R. BROWN & SONS LTD.
1112 Broad Street.

DUPLEX

$750 DOWN — $750
3 rms down, rent $75.
3 rms, bathroom up, rents $65.
GROSS RENTS $140.
Present A/S $85 per month.
6% int. monthly payments with $750 down, $85 plus $25.
$110 per month.
LESS EITHER $65 OR $75 PER MO. NET PAYMENT TO PURCHASER. $35 or $45 per mo. Basement. Oil heat. S. SPAVEN, EV 5-6741 or EV 4-7013. Northwestern Securities of Victoria Ltd.

2 STORES

8 SMALL APARTMENTS
All rented, recently rewired. Clients provide own heat. Situated busy highway, bus at door. Showing excellent return at $17,000
Clear title. Gross revenue $3,900. Semi-Exclusive.
Mr. Betts, EV 4-9318, EV 3-2998.
C. N. MONTAGUE

OPPORTUNITY OAK BAY

$1,900 down buys a commercially-zoned duplex, 4 rooms up, 4 rooms down. Owner will carry balance, $75 per mo. at 6%. Revenue of $100 per mo. can be increased. A bargain at $9975
Don't miss it. Call Mr. Ludlow, EV 2-7276, res. EV 3-8101.
TOWN & COUNTRY HOMES LTD.

CASH BARGAIN $1650 F.P.

Fish and chip-style restaurant offered for quick sale. Low overhead; perfect for couple. L. S. Yeo, EV 5-5698. Town & Country Homes Ltd., EV 2-7276 anytime.

"GARAGE"

Corner location, growing area. Includes buildings, land and best equipment available. This is one of the soundest businesses for a mechanic available anywhere. This won't last so call FRED BERGMAN, EV 5-6741 or EV 5-8816. Northwestern Securities of Victoria Ltd.

LADIES WEAR

Rare Opportunity
to acquire a profitable going business in high fashion ladies wear. Premium location in much sought after premises. Owner on mainland with expanding interests selling at very attractive price. Business and fixtures, $8,500.
Stock at invoice all fresh and selling well about $20,000 on terms. An unusual chance here.
W. Bailey EV 2-8117 and EV 3-3085
Newstead Realty Ltd. 766 Fort St.

HAVE MODERN BUNGALOW IN GOOD LOCATION, 5 YRS. 1,400 sq. ft., full basement, oil HW heating. Approx 1 acre of grounds. Value approx $15,000. Clear title. Owner would like to exchange the above property as down payment on 2, 3, 4, 5 or 6-suite apartment block. Contact A. E. Seeber, EV 4-9306; res EV 5-2875. Financial Survey Ltd.

8 SUITES. NEW

This new block of spacious one and two-bedroom suites was planned for high return, low cost, trouble-free operation in one of the better rental areas. Full price only $45,000. McMahon, EV 2-8117, or GR 7-1455. Newstead Realty Ltd., 766 Fort.

GENTLEMAN, 44, MARRIED, HAS $4,000, car, to invest, business, or management, or active partnership. Victoria Press, Box 107.

145 BUSINESS OPPORTUNITIES

HARDWARE

Going concern. Situated in good area with no opposition. Gross turnover over $23,000, annually by bona fide figures. Price only $9500
Including guaranteed stock of $5,000. Call me to visit this excellent business.
Len LeDoux, EV 5-9765.

DUPLEX Tudor Style 931 McClure Street

Revenue $160 Per Month
This duplex is much better than average with lovely hardwood floors, fireplace, Oil-O-Matic heating, full basement with drive-in garage, lovely secluded garden at rear with good fruit trees and lawns. Upper suite is fully furnished. I can sell this duplex for only $14,900
With $3,500 down and $100 per month. Call Len Le Doux, EV 5-9765.
FAIRFIELD REALTY
335 Cook Street

GOOD CITY FRONTAGE

TWO SPACIOUS GROUND FLOOR PREMISES IN BUSY PEDESTRIAN AREAS NEAR GOOD PARKING. SUITABLE FOR SHOWROOMS, INTERIOR DECORATING OR PHOTOGRAPHIC BUSINESS.
FOR FURTHER PARTICULARS PLEASE CONTACT
J. H. Ford EV 5-3411 Larry Wagner
KER & STEPHENSON LTD.

OAK BAY REDUCED REDUCED REDUCED $14,750 DUPLEX

This lovely duplex located in Oak Bay South reduced $1,000 for quick sale. For appointment to view contact G. Marshall or S. Paterson EV 5-2458 anytime
BYRON PRICE REALTORS

RESTAURANT and DELICATESSEN

Circumstances forces sale of this growing business. Has a wonderful location. Netting approx. $10,000 on present turnover. Best of equipment. Worth more than asking price of $21,000
No phone information please.
Roy Gill, EV 4-9305; res. EV 4-3310
Financial Survey Ltd.

MEAT MARKET

If you are a qualified butcher, this may be just the opportunity you have been looking for. $1,800 cash is all it takes to put you on the road to independence. Balance on convenient terms. Lease on premises available for your protection. Please do not ask for information on telephone. Full particulars by appointment with Don Bacon, EV 5-6741 or EV 4-0237.
Price $6950
Northwestern Securities of Victoria Ltd.

REVENUE

7 SUITES—ROCKLAND — $30,000
18 SUITES—CITY $55,000
7 SUITES NEW—CITY $55,000
8 & STORE—FAIRFIELD $38,500
ROOMING HOUSE $18,000
7 RENTALS $16,500
And several other good investments.
Full particulars.
Jack Brown, EV 4-4976;
Jack Middleton, GR 9-4327.
PEMBERTON, HOLMES LTD.
1002 Government St. EV 4-8124

DUPLEX

OVER 12% NET
This up-and-down Duplex is in top condition and will be hard to beat as an investment or home and revenue. Let us show you this for value. Full price with terms $10,800
Call Walter Amos, EV 4-6606
ALFRED CARMICHAEL & CO. LIMITED
1239 Broad Street EV 4-7341

BUSINESS BLOCK

Solid construction, stores and apartments above. Ideal investment. $21,000 cash down or will consider good mortgage paper and cash for equity. Price $41,000.
Mr. Amos, Res. EV 2-9787.
LEACH & SPARKS
1119 Blanshard St.
EV 3-4117

AUTO WRECKING

An excellent money-maker doing a large turnover. Includes all modern equipment, excellent bldg. Large property, tow truck, extensive stock. THIS IS ONE OF THE BEST. INVESTIGATE NOW. $20,000
Full price .....
Ron De Montigny
Northwestern Securities of Victoria Ltd. EV 5-6741.

RARE OPPORTUNITY

Low down payment considered for undivided half interest in 16 ste stucco blk. Grossing $9,400. Price of ½ interest is $32,000
Try your terms.
S. W. Anderson, EV 4-9305; res. EV 2-8917
Financial Survey Limited

CAFE & COFFEE SHOP

Clean, well equipped and always busy. 18 stools, 5 booths. Close 5 p.m. Just right for you and your wife to operate. Full price $5500
With terms .....
Stan Hyland, EV 4-9305. Res. EV 3-3520.
Financial Survey Limited

HARDWARE

EXCELLENT LOCATION
Local owner has other interests. Will pay good dividends to a progressive party. Stock approximately $8,000, plus fixtures. This is worth investigating.
Call Walter Amos, EV 4-6606
Alfred Carmichael & Co. Ltd.
1239 Broad Street EV 4-7341

8 SUITES—$10,000 GROSS
High Rockland, Government House area, this exclusive apartment with separate private residence for owner will suit the most discriminating taste. Quiet privacy with spacious grounds and gardens offers something special for the revenue-minded. Low down payment and high returns. Owner EV 2-9222. $18,000 down, $58,000 full price.

FOR SALE OR RENT. BUNGALOW suitable for office, studio, school, clinic or club. Off Fort Street. Electric heating. Separate wash room accommodation. EV 4-2923.

145 BUSINESS OPPORTUNITIES

OAK BAY APARTMENT

4 ATTRACTIVE SUITES, NEARLY ONE ACRE OF LAND PLUS COMMERCIALLY ZONED LOT—PRICE WITH TERMS
$47,350
FOR FURTHER PARTICULARS PLEASE CONTACT MRS. STRODYK EV 3-7174, RES. EV. 2-6653.
F. N. CABELDU LTD.

OAK BAY 7 SUITES

Premium location: Spacious de luxe 2-bedroom owner's suite available. Will gross over $8,000. Approx half cash to handle. Full price $70,000.
EXCLUSIVE LISTING
D. E. Wilkinson.
EV 4-8124; res., EV GR 5-2610
PEMBERTON, HOLMES LTD.
1002 Government Street

SUBURBAN GROCERY & CONFECTIONERY

Turnover $80,000. De luxe living quarters. O-O-M heating. Modern building. Hours, 8.30 to 6 p.m. No Sundays. Best of equipment. 90% cash business. Owner retiring. Located in fast growing community. Full price for building, fixtures, etc. $32,500
Plus stock at inv. Best buy on the Island. Stan Hyland. Phone EV 4-9305; Res. EV 3-3520. Financial Survey Limited.

5 SUITES ACCOMMODATION FOR OWNER

Close to park and sea. This is a money maker and all in tip top shape. FULLY FURNISHED $14,000. Call Mr. Ranson or Mr. Lawson. Res. EV 5-6614 or EV 2-4867. Brown Bros. Agencies Ltd., 1125 Blanshard St. EV 5-8771.

DISCOUNT MORTGAGES

SAFE INVESTMENTS
PROFITABLE YIELDS
$5,750 buys $6,500, 5 yr. terms. 12% yield.
$1,100 buys $1,650, 18% yield.
$4,300 buys $5,300, 14% yield.
$4,400 buys $4,750, 10% yield.
For information call The Investment Dept.
NORTHWESTERN
Securities of Victoria Ltd.
631 Yates EV 5-6741

DOWN TOWN: New, very modern apartment block or motel. This is a convertible either way. As an apartment block it is netting over $7,400 annually. Be smart switch over to motel and double your money. This is an EXCLUSIVE listing and well worth investigating.
Peter Brown EV 4-5022, EV 4-5537
THE CITY BROKERAGE
1018 Blanshard St.
EV 4-5022, EV 4-5016

WANTED—SMALL, CLEAN BUSINESS (not groceries). $4,500 down. Full details. Victoria Press. Box 106.

147 EXCHANGE REAL ESTATE

"PENSIONERS"

Snug haven for your retirement years in exchange for your larger home. CASH AVAILABLE to sweeten the deal. The "Little Gem" bungalow has one bedroom and includes excellent oil range and wonderful garden soil. Call JIM GOLBY for friendly courteous service. EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

149 LISTINGS WANTED

Two dwellings containing three bedrooms, living room, dining room, kitchen, full basement. Vicinity of Gorge, Tillicum, Admirals, Rowland Heights (Biscoe Dr.). $2,000 to $2,500 cash available. Please call B. J. Merchant, EV 5-8704 or Eves. EV 5-2108.
Frank A. Martin Agencies Ltd.
1114 Blanshard Street.

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING
Deal with the realtor of your choice. Your property is placed before the clientele of 51 member-firms their salesmen, their contacts go to work for you.
MULTIPLE LISTING BUREAU
1216 Broad Street

150 HOUSES FOR SALE

FRASER BISCOE

750 PANDORA AVE. EV 3-9843
Drive-In Customer Parking

COLQUITZ

2 bedrms and den plus large living room, modern kitchen, drive-in garage. Oil hot-water heat. $2,750 down, $80 per month.

DRASTIC REDUCTION

For a fast sale the price has been slashed on this GORDON HEAD home, view overlooking Arbutus Bay. 24x18 living room, two large bedrooms, full Pembroke bath, large cabinet kitchen, over 1,200 sq. ft. plus full basement with new package oil furnace, cost less than $100 a year to heat. Well located on extra-large lot. The house exterior does need painting but at the low price it's real value. Price with approx. half cash $12,900
Call D. Peaker, EV 3-9413 or eves. GR 7-1316.

ANOTHER VIEW PROPERTY

Also in GORDON HEAD on Ferndale Road, over 1,400 sq. ft. of de luxe accommodation; large living room with beautiful view, extra-fine cabinet kitchen also with view, three huge bedrooms with extra-large cupboards, vanity bathroom, nine-foot-high basement with drive-in garage, Timken oil furnace, landscaped lot, 80x200. Everything in the best of condition. Full price $19,400
Call Doug Peaker, EV 3-9413 or eves. GR 7-1316.

BETTER

Than no down payment on your lot—on our lot X down payment.
Old houses could be traded in for new ones. Call us to discuss things with you with no obligation to you.
KASAPI CONSTR. CO. LTD.
EV 5-5614

BY OWNER—SPACIOUS RANCH-type stucco bungalow, 6 rooms and attached garage on large semi-secluded lot. Basement, Oil-O-Matic heat. Paved driveway. Patio at rear. Good value at $14,900, terms. Phone GR 7-3174.

LANGFORD, NEW 2-BEDROOM house, wired utility, electric hot water. $6,000. $1,200 down. GR 8-1850.

150 HOUSES FOR SALE

P. R. BROWN

& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

SEA VIEW

Unobstructed, high sea view at Gordon Head. This immaculate, 3-bedrm home is only 10 mos old, with beautiful landscaped grounds. The owners are moving back to Vancouver and say "Sell!" The LR is 13x17.6, Roman tile fireplace with raised hearth; DR, 13x8, ige elec kitchen plumbed for auto washer; high FC bsmt, roughed-in rumpus rm, floors and walls all painted, O-O-M heating unit. This is indeed a fine home, with a magnificent open view and secluded rear lawn. Going at the FULL PRICE of ONLY $19,200
Terms may be arranged. Please phone Ross Weber, EV 5-5433, or A. Marion, EV 2-0697; office, EV 5-3435.

GORGE RD. EXCELLENT VIEW Vacant Possession 3 BEDRM BUNG BSMT OIL HEAT

Lovely modern stucco bungalow, only 10 yrs old, approx. 1,400 sq ft. Unobstructed views, use of Gorge Water frontage. Picture windows in 28x15 LR, fireplace, combined DR, through-hall plan, HW floors, coved ceilings, stucco plaster, cab kit. Wired, also gas elec HW unit, unfinished rumpus room, FP, in bsmt, tubs, auto oil heating. Attached garage. Excellent value $13,800
FULL PRICE
Full particulars, terms, financing, etc., please call Mr. Houston at EV 5-3435, res. EV 5-6476.
EXCLUSIVE

5½% NHA LANDSCAPED 3 BEDRMS

Good view from this Lake Hill location. Blacktop drive, lawns, fruit trees and rockery. Through hall, oak floors in the 6 large rooms. Well-built 4-yr-old home. High basement with garage. Save yourself hard work and expense here, garden is ready. ONLY $12,600
Payments of $69 per month include taxes. Phone Ross Hartnell at EV 5-3435, res. EV 2-9672.

EXCLUSIVE 426 DAVIDA

Price reduced for quick sale. Open to offers on down payment. Immaculate 2-bedrm, no bsmt, white cedar siding bungalow. Fully insulated. Lge cab elec kit, utility rm with laundry tubs. Separate garage. Asphalt driveway. Nicely kept grounds with numerous rose bushes, etc. FULL PRICE NOW ONLY $7500
For further particulars please phone Ross Weber, EV 5-5433 or A. Marion, EV 2-0697, or office, EV 5-3435.

EXCLUSIVE 2525 Scott St. MUST BE SOLD

Four bedrooms, living room, dining room and kitchen, full basement; separate garage. Suitable for conversion, could be a real moneymaker. Please see this without delay. Only $2,350 down, balance at $70 per month.
Price $7850
Phone R. E. Hills,
EV 5-3435; res., EV 3-6918

1 YEAR OLD $2500 DOWN

Smart 2-bedroom bungalow with attached garage in the fast-growing Hollyrood Subdivision. 2 blks from new school and close to coming shopping centre. HW floors throughout, lge living room, dining area, cab kitchen, utility, pkge oil heating. Reasonable taxes. $2,500 down. Bal. at $80 per mo. To view call Mr. Clements, EV 5-3435 or EV 4-5457.

CAPITAL CITY REALTY

650 Cormorant St. EV 4-1922

GRACIOUS LIVING PLUS INCOME

Both are found in this beautiful rancher, nicely located among the oaks in a good district. 2 good-size bedrms, LR 14x27, lge modern elec kit., adjoining dining space, extra 2-room suite with shower in FH basement, also extra bedrm. Automatic oil heating, nice grounds. Seeing is believing. This is immaculate. Good terms. $17,300
Percy Amas, EV 3-7628 evenings

GLANFORD DRIVE BRAND NEW!!!

Why build when you can see what you are getting? Glorious new 3-bedrm bungalow, 1,200 sq. ft. of cosy living, lge L-shaped living and dining rooms, elec cab kit, FH basement, auto oil heating, drive-in garage. A lovely corner home in high location with view. Generous terms.
Full price $14,000
Dirk Okker, EV 5-9846 evenings

CEDAR HILL FRESH AS SPRING

Beautiful 3-rm stucco bungalow on lge. landscaped lot, lge LR with attractive FP, HW floors, nicely designed DR, mod elec kit, thru hall, 2 spacious bedrooms. (I like large bedrooms, don't you?) Haleco oil heating. Lots of extras. A grand home, see it now. Lets talk terms. Asking only $13,800
Carl Phipps, EV 5-1797 evenings

COSY BUNGALOW LOW DOWN PAYMENT

Oaklands area, fine 4-rm. bung. full bsmt, furnace piped to all rooms, near bus, school and shops. Good value on easy terms, only $6950
Ken Walters, EV 5-7820 evenings.

150 HOUSES FOR SALE

TOWN & COUNTRY HOMES LTD.

851 Pandora Avenue EV 2-7276

OPEN 2-5 SAT. 2740 GOSWORTH $1000 DOWN!

Immaculate three-bedroom, one-floor bungalow, LR, dining room, granite fireplace, modern kitchen, bath, utility and extra kitchenette. Revenue if desired.
PRICED TO SELL AT $7950
OFFERS CONSIDERED. Mr. Yeo or Mr. Simpson will be pleased to show you. For more details call them at EV 2-7276 anytime.

4-U-2-C HIGH CITY

SPOTLESS, 3-YEAR-OLD WITH LARGE, BRIGHT LR, FAMILY DINING ROOM, TWO BEDROOMS AND PEMBROKE BATH ON MAIN FLOOR. EXTRA QUALITY OAK FLOORS, OODLES OF CLOSET SPACE, EXTRA BEDROOM, WORK ROOM AND DRIVE-IN GARAGE. EASILY-MAINTAINED LOT. CLOSE TO SCHOOL, BUS, STORES. ASKING $12,195
TERMS. Phil Simpson will show. Call EV 2-7276 ANYTIME.

NHA $5000 DOWN

BALANCE $68 MONTHLY. PRINC., INTEREST AND TAXES.
Near-new, 5-room stucco bungalow. Living room 18'6"x14', dining room 10x11, modern kitchen, 2 bedrooms 10x11 and 11x13, 4-pc Pembroke bathroom, oak floors throughout. Full basement, drive-in garage and Oil-O-Matic heating. Situated on high, 70' frontage lot, close to schools, stores and transportation. FULL PRICE $13,200
Contact Harold Ware, EV 2-7276; res. EV 2-1461.

NHA-3YR

THREE BEDROOMS, large living room with dining area, bright, well arranged kitchen, full basement, oil heating, drive-in garage. Nice large fenced lot. Good view. 5¼% mortgage. PRICE (try $3,000 down) $13,500
Ken Sturgeon,
EV 2-7276, Res. GR 7-1580.

$500 CASH $72 Monthly $7950

COMFORTABLE FAMILY BASEMENT BUNGALOW WITH HOT-AIR FURNACE. ATTRACTIVE FRONT LR, 2 BEDROOMS, LARGE FAMILY KITCHEN WITH NEW OIL RANGE. UTILITY ROOM AND BATHROOM. SEPARATE GARAGE. LARGE LEVEL FENCED GARDEN LOT. IMMEDIATE POSSESSION.
CALL GEORGE THORNELOE, GR 7-2771.

NEW — NEW 1620 GARNET

4 ROOMS, UTILITY, ATTACHED GARAGE, OIL HEATING. IMMEDIATE POSSESSION. EXCLUSIVE. PRICE $8950
Ken Sturgeon
EV 2-7276, Res. GR 7-1580.

BEAUTIFUL GORDON HEAD TERMS—$12,800

We are privileged to offer this spotless, well conditioned modern full basement, Oil-O-Matic family bungalow. Well kept 80x150 fertile lot in fruit trees, lawns and garden. Well planned with thru hall, spacious LR and FP, 13'6"x17', two large BRS, 4-pc Pembroke BR, cabinet electric kitchen. Cozy well finished BR in basement. To view call George Thorneloe, Ph. GR 7-2771.

DICKIE & CO. REALTY & INSURANCE

833 Fort St. EV 2-4312, EV 5-4334

SUITE POSSIBLE NEW, NHA, 3 BR!

Try $1,385 cash, IMMEDIATE POSSESSION. Enjoy features like McClary Oil-O-Matic floors, oak floors, EXTRA PLUMBING, and framed rumpus room 16x30 in the basement. Set low beneath the OAKS with a view and with heavy-bearing apple, plum and pear trees. Lovely living room with mahogany panelling and floor to ceiling fireplace. The owner will consider mortgages or agreements of sale in lieu of cash. Call Wess Dickie, EV 2-4312, eves. EV 3-3640.

REDUCED Lansdowne-Richmond $15,950—Terms

7 rooms, 3 bedrooms. This beautiful ranch style bungalow (1,580 sq. ft. floor area) on lovely lot, situated in most desirable area, very close to school, bus and shopping centre. 18'x19' living room, new W-W carpet (replacement value $1,000) and graced by large picture window. Dining room, den and charming cabinet electric kitchen. Large utility room. Flagstone patio, front and rear. To be fully appreciated, this home must be seen. Call Mr. Baird at EV 5-4334. Eves. EV 4-0483.

5 BEDROOMS

2 KITCHENS
Quadra. Potential family home or revenue if needed. Semi-bungalow type in fine condition; bsmnt, double garage. An extra lot included. See this for big value at $10,250
On terms. Ivan Patrick, EV 5-6741. Res., EV 3-9043. Northwestern Securities Ltd.

BUILDING A HOUSE IS NO problem. Call us anytime to discuss things or ask your agent to see us. Most reasonable guarantee. Many plans to choose from. Kasapi Constr Co Ltd Ph EV 5-5614

BY OWNER, 3-BEDRM MODERN home, full basmt with fireplace, drive-in garage. Close to school, church. Fairfield dist. $13,750, cash to mtg of $8,000 at 5%. EV 5-4536.

150 HOUSES FOR SALE

BOORMAN'S

3 LARGE BR's IMMACULATE $2500 DOWN
LOOK!! This lovely white siding 3-BR home in immaculate condition throughout. Situated in a nice neighborhood in the High Quadra area, with secluded back garden. Good size LR with FP, 3 BRS, large kitchen with dinette. Full cement basement with extra room over 1,150 sq ft. Act quickly on this as this is a good buy at only $10,500
R. F. Harris, EV 3-7124; res. GR 7-2998.

GORGE Semi-Bungalow

In absolutely immaculate condition near the Gorge Park is this six-room stucco home. Through-hall plan that consists of: living room, 17x13, with maple floors and open fireplace; French doors to dining room; bright kitchen, wired for electric range, large bedroom and Pembroke bathroom on main floor. Stairway to two good-sized bedrooms up. Full cement basement with drive-in garage and Oil-O-Matic furnace. This is a buy and certainly worthy of your consideration. $10,700
Full price .....
W. I. Boorman, res EV 4-0434.

$1750 DOWN 5 BEDRMS. OIL H.W. HEAT

Attractive semi-bungalow situated in the popular Doncaster area. Five spacious rms on main with concealed stairs to 3 bedrms up. On bus route, close to schools and shops. Attached garage. Oil range included. Well-landscaped grounds in a lovely treed setting.
A steal at $11,900
For further information phone:
A. Mutch, res. EV 3-7137, or
G. Haney, res. EV 2-2386

VALUE! $2850 DOWN 3 BEDRMS. OIL HEAT

Situated in a subdivision of new homes this excellent BRAND NEW six-room stucco bungalow built on the thru hall plan with basement and carport is ready for IMMEDIATE OCCUPANCY. PRICE $12,500
S. Cornish, res. EV 3-5878

SOUTH OAK BAY WITH MOTHER-IN-LAW SUITE

Just one block to the golf club and close to the sea on a small attractively landscaped lot with fruit trees. Four-room stucco bungalow on thru hall plan with large LR, 2 bedrooms, cab kitchen and bath. Full high basement with 3-ROOM SUITE. Oil hot air heated. Very reasonable taxes. Full price $12,950
T. Smith, res., EV 4-7325

DEAN HTS. TO BE BUILT NHA 3 BEDS $2556 DOWN

Spacious bungalow (1,935 sq. ft.), thru hall plan. Full bsmt. Oil heat.
Features:
Brick planter in entrance hall.
Mahogany panelling on fireplace wall.
Exhaust fan over range.
Breakfast nook in kitchen.
Vanity in bathroom.
To be built on Carnarvon St. between Dean and Richmond.
Down pymt ..... $ 2,556.00
NHA loan inc 2% mort fee and legal fees $11,944.00
Mo pymt inc taxes: $95.50
FULL PRICE $14,500.00
For further details phone Geo. Haney, res. EV 2-2386; Allan Mutch, res. EV 3-7137.

BOORMAN INVESTMENT CO. LTD.

611 FORT ST. EV 3-7124

FOR SALE Owner Transferred

Located in new subdivision within three-mile circle, built 1956, this attractive, two-bedroom home is now for sale. An excellent NHA mortgage at 5¼% having a balance of $8,244, is available and may be assumed. Monthly payments are $67.83 P.I.T. Living and dining rooms are L-shaped. Excellent modern kitchen, 4-piece bath. Full concrete basement, drive-in garage and best grade oil-fired hot-air furnace.
Price $12,500
Call A. A. Chauvin (Trust Officer) EV 3-2523, eves. EV 2-5135.

MONTREAL TRUST CO.

1111 GOVERNMENT STREET

BRENTWOOD

6 acres, 3 neat rooms, good value $4500
5-room on 1¾ acres, barn, $1,500 down $6500
4-room, modern, bath, sea view, $1,000 down $6500
24 acres, trees, rock, soil, view, $350 an acre.
See BRENTWOOD PROPERTIES GR 4-1452

PENDER ISLAND PROPERTY, homes, 1½ hours from Victoria. Owner EV 3-7314. 970 Tattersall.

LOVELY 5-ROOM HOME WITH 4-room basement suite. Revenue $170 per month. $17,500. EV 4-2697.

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HARRY FOSTER LTD.

Opposite "The Bay"
1733 DOUGLAS ST. EV 2-2101

BRAND NEW

Ready for occupancy. Five-room stucco bungalow in Quadra district. Full basement, drive-in garage and package unit Oil-O-Matic heating.
Asking price only ..... $10,500 (Terms)
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Offers Invited 596 BAXTER

Very attractive 2-year-old stucco bungalow situated just off Glanford Avenue. Comprises living room with fireplace; cabinet kitchen at front of house; 2 bedrooms, combination utility and furnace room with Oil-O-Matic perimeter heating. Attached carport. Neat fenced lot with fruit trees. THIS HOME IS SPOTLESS THROUGHOUT. NOT A PENNY TO SPEND.
Asking $9450
Exclusive with Herb Hodgson, EV 2-2101, Res. GR 9-2114

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REAL ESTATE APPRAISERS KNOW . . . Location holds investment value . . . what better area, then, could you choose than the ST. CHARLES area where some of Victoria's STATELIEST HOMES are located. We are AUTHORIZED AGENTS for the sale of a smart and lovely MODERN BUNGALOW set in this desirable location. It contains LARGE living room and dining room, THREE bedrooms (on one floor), large modern kitchen, Pembroke bathroom. Through hall. EIGHT-FOOT-HIGH cement basement. Drive-in garage. Oil heating, of course. IT IS HARD TO FIND a sparkling modern bungalow so close-in to town and in such a CHOICE AREA. Over $10,000 mortgage finance available if desired.
Price only $16,500
(Please call Mr. Foster for APPOINTMENT to inspect. Phone Res. EV 3-9325, Office EV 2-2101).

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VIEW ROYAL—STUCCO
$2,250 DOWN—LOVELY SPOT
5 sparkling and bright rooms. SEA VIEWS. Basement and furnace. Charming large lot, landscaped, fruits of all types. About 11 years old. Quiet location.
Payments $125. Price $11,250
YOUR DREAM HOME
9-year-old, 4½-room stucco. Built for modern, comfortable living. Large living room, elec kitchen, dinette, 2 bedrooms. Many extras. A fine finished room in basement. Oil-O-Matic heating unit. Off Quadra Street, city. $6,700 down. Price $11,500
FAIRFIELD—$3,000
Down, 5-room bung, older style, stucco, 2 bedrooms and den, living room, dining room, kitchen, utility. Basement with drive-in garage. HOT-WATER HEATING. Payments $70.
Price $10,500
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HAYNES

DUPLEX—Side-by-side, brand new, two bedrooms each side. Automatic oil heat. Stucco. Approximately 16,000 sq. feet. Esquimalt location, handy to Dockyard. Good rental proposition or home and revenue.
PRICE $16,900
HOMER ST.—Modern stucco bungalow. Through hall, nice living room with fireplace, two bedrooms, dinette, small kitchen, utility room with laundry tub, Pembroke bathroom, no basement, carport. Among all new homes.
PRICE $8600
Please ask for W. Jones, EV 3-8303 evenings.
ARTHUR E. HAYNES LTD.
739 Fort St. EV 3-3823

$2000 DOWN CADBORO BAY—3 BRS.

A delightful 3-year-old Rancher-Bungalow in a quiet, pleasant, secluded neighborhood. Very close to school, bus and shopping. THREE bright bedrooms, L-shaped LR-DR with an attractive fireplace. Electric cabinet kitchen with dining area. Oak floors. Oil-O-Matic furnace, carport with storage room. Nicely landscaped and fenced. IMMEDIATE POSSESSION. 5½% NHA mtge of $8,000 at $68. P.I.T.
Price with terms $12,900
To view—Call SID LANGHELT, EV 5-6741 or evenings GR 7-6098. Northwestern Securities of Victoria Ltd.

THE ROYAL TRUST CO.

Ten Mile Point area. 2920 Sea View Road. Large attractive 6-room stucco bungalow with a shake roof. Consisting of a through hall, large living room, guest-size dining room, cabinet kitchen, 2 bedrooms, one twin-size; also den or third bedroom. Attached garage. Electric heating. Property approx 107'x350'. Price now $14,900
Mr. Coles
THE ROYAL TRUST COMPANY
1205 Government St. EV 3-4126
Evenings EV 2-8752

$7,500, MODERN 2-BEDROOM home with basement. No down payment, $75 per month or $1,500 down. Balance of $5,750 at $61 per month. GR 8-3931.

NEW NHA, CARNARVON ST. completion 6 weeks. 1,100 sq. ft. Three bedrooms, full basement. Patterson-built. No agents. EV 2-2521, residence EV 4-7826.

150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.

1114 Blanshard Street

FAIRFIELD Step to the Waterfront

This 10-room home is in an ideal location for large family or revenue. First floor has large entrance hall to give easy access to second floor and living room. Dining room is very large, nice-size kitchen and large den which could be bedroom. Upstairs has one very large room, with large closets, which could be self-contained suite, plus 5 bedrms and 4-pc bath. Full bsmt, attached garage.
Full price $10,900
To view call B. Walz, GR 9-6638 or office EV 5-8704

HIGH GORGE 2 Bedrooms Full Price $9700

First time on the market, attractive 7-yr-old stucco bungalow located among good homes in an exceptionally good area. Comprises entrance hall to good-size living room with fireplace, electric cabinet kitchen with adjoining dining area, 2 good-size bedrooms and 4-pc bathroom. Full basement, drive-in garage and extra room, well-kept lawns and garden area with greenhouse.
To view call D. Munro, GR 7-1705 or office EV 5-8704

HIGH GORGE

White siding bungalow on quiet street half block from bus. No steps. Perfect home for retired couple. Living room with fireplace, cabinet kitchen with dining area, 2 bedrooms and utility. Packaged oil heat, automatic hot water. Oak floors throughout. Separate garage with work area. All this on a well-landscaped treed lot for only $8750
Exclusive with J. Moore, EV 2-3646, office EV 5-8704

VACANT 5 Bedrms—Could Be 6

Wonderful home for large family—or could be duplexed or turned into revenue property at little extra cost. Has LR, DR, lge kitchen, den and small hall entrance, separate pantry and cabinets, also lge storage room. Bedrooms are up, also bathroom. Very well constructed home, with large grounds. Very close in. FC bsmt has utility room, good oil HW furnace and ample recreation space. To view this terrific buy at only $18,900
please contact J. Mann, EV 5-3857 or office EV 5-8704.

BRAND NEW VACANT 4-Bedrm Bungalow

Located on bus near Lansdowne schools. Large living room, dining room, Swedish fireplace, knotty pine kitchen and dining area, lovely four-piece colored bath and vanity. Oak floors throughout, very roomy and bright home, with good views around. FC basement, completed 30-ft rumpus room with fireplace, balance partitioned for utility and furnace rooms. 2-car attached drive-in garage.